



LEGEND

○ MONUMENT AS DESCRIBED IN FIELD NOTES

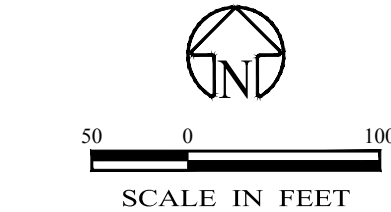
FIELD NOTES
FOR
IRON HORSE SUBDIVISON
ABILENE, TAYLOR COUNTY, TEXAS

BEING IRON HORSE SUBDIVISION, ABILENE, TAYLOR COUNTY, TEXAS, A REPLAT COMPRISED OF TRACT ONE AND TRACT TWO, DESCRIBED IN DOCUMENT NO. 2019-20471, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS, AND THE PUBLIC RIGHT OF WAY ABANDONED IN CITY OF ABILENE ORDINANCE NO. 75-2019, SAID REPLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS IS GRID NORTH, NAD 83 TEXAS NORTH CENTRAL ZONE BASED ON GPS OBSERVATIONS

BEGINNING AT A FOUND BENT 3/8 INCH IRON ROD AT THE NORTHEAST CORNER OF THIS TRACT AND SAID TRACT ONE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF SOUTH 7TH STREET AND THE WEST RIGHT OF WAY OF ROSE STREET;
THENCE SOUTH 05 DEGREES 34 MINUTES 28 SECONDS WEST, ALONG THE WEST RIGHT OF WAY OF SAID ROSE STREET, AT 609.04 FEET PASSING A FOUND 3/8 INCH IRON ROD AT THE NORTHEAST CORNER OF SAID TRACT TWO, SAME BEING AT THE SOUTH RIGHT OF WAY OF SOUTH 8TH STREET, CONTINUING, BEING THE REFERENCE BEARING FOR THIS TRACT (CALLED - S 04°53'56" W), FOR A TOTAL DISTANCE OF 1368.98 FEET TO A FOUND 3/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID TRACT TWO AND THIS TRACT;
THENCE NORTH 26 DEGREES 08 MINUTES 43 SECONDS WEST A DISTANCE OF 93.19 FEET TO A FOUND 1/2 INCH IRON ROD IN CONCRETE AT A CORNER OF SAID TRACT TWO AND THIS TRACT;
THENCE NORTH 39 DEGREES 04 MINUTES 53 SECONDS WEST A DISTANCE OF 47.72 FEET TO A FOUND 3/8 INCH IRON ROD WITH PLASTIC CAP MARKED "JLW 4885" AT A CORNER OF SAID TRACT TWO AND THIS TRACT;
THENCE NORTH 30 DEGREES 22 MINUTES 40 SECONDS WEST A DISTANCE OF 74.98 FEET TO A FOUND 3/8 INCH IRON ROD AT A CORNER OF SAID TRACT TWO AND THIS TRACT;
THENCE NORTH 40 DEGREES 26 MINUTES 38 SECONDS WEST A DISTANCE OF 200.00 FEET TO A POINT FOR A CORNER OF SAID TRACT TWO AND THIS TRACT;
THENCE NORTH 29 DEGREES 22 MINUTES 19 SECONDS WEST A DISTANCE OF 94.05 FEET TO A POINT FOR A CORNER OF SAID TRACT TWO AND THIS TRACT;
THENCE NORTH 84 DEGREES 27 MINUTES 07 SECONDS WEST A DISTANCE OF 205.62 FEET TO A POINT FOR THE MOST WESTERLY SOUTHWEST CORNER OF SAID TRACT TWO AND THIS TRACT;
THENCE NORTH 05 DEGREES 33 MINUTES 22 SECONDS EAST A DISTANCE OF 165.98 FEET TO A POINT ON THE EAST LINE OF A TEN (10') FOOT ALLEY SHOWN ON THE J.S. JOHNSTON SUBDIVISION (CLOSED IN VOLUME 358,, PAGE 19, DEED RECORDS, TAYLOR COUNTY, TEXAS), FOR A CORNER OF SAID TRACT TWO AND THIS TRACT;
THENCE NORTH 84 DEGREES 29 MINUTES 52 SECONDS WEST A DISTANCE OF 139.74 FEET TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF LOT 4, BLOCK V OF SAID J. S. JOHNSTON SUBDIVISION AND THE EAST RIGHT OF WAY OF SOUTH TREADAWAY BOULEVARD FOR A CORNER OF SAID TRACT TWO AND THIS TRACT;
THENCE NORTH 05 DEGREES 30 MINUTES 34 SECONDS EAST A DISTANCE OF 50.00 FEET TO A FOUND 1/2 INCH IRON ROD WITH ORANGE PLASTIC CAP IN THE NORTH LINE OF SAID LOT 4 AT A CORNER OF SAID TRACT TWO AND THIS TRACT;
THENCE SOUTH 84 DEGREES 30 MINUTES 26 SECONDS EAST A DISTANCE OF 290.59 FEET TO A FOUND 1/2 INCH IRON ROD WITH ORANGE PLASTIC CAP AT A CORNER OF SAID TRACT TWO AND THIS TRACT;
THENCE NORTH 05 DEGREES 19 MINUTES 15 SECONDS EAST A DISTANCE OF 32.28 FEET TO A POINT FOR A CORNER OF SAID TRACT TWO AND THIS TRACT;
THENCE NORTH 29 DEGREES 37 MINUTES 37 SECONDS EAST A DISTANCE OF 82.99 FEET TO A POINT FOR A CORNER OF SAID TRACT TWO AND THIS TRACT;
THENCE NORTH 05 DEGREES 30 MINUTES 19 SECONDS EAST A DISTANCE OF 41.89 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "COJER SURVEYING" ON THE SOUTH RIGHT OF WAY OF SOUTH 8TH STREET AT A CORNER OF SAID TRACT TWO AND THIS TRACT;
THENCE SOUTH 85 DEGREES 05 MINUTES 01 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY OF SOUTH 8TH STREET, A DISTANCE OF 45.71 FEET TO A POINT AT ITS INTERSECTION WITH THE EAST RIGHT OF WAY OF CHINA STREET FOR A CORNER OF SAID TRACT TWO AND THIS TRACT;
THENCE NORTH 05 DEGREES 34 MINUTES 06 SECONDS EAST, ALONG THE EAST RIGHT OF WAY OF CHINA STREET, AT A DISTANCE OF 81.48 FEET PASSING A FOUND BENT 3/8 INCH IRON ROD ON THE NORTH RIGHT OF WAY OF SOUTH 8TH STREET AT THE SOUTHWEST CORNER OF SAID TRACT ONE, CONTINUING FOR A TOTAL DISTANCE OF 612.35 FEET TO A FOUND 3/8 INCH IRON ROD AT ITS INTERSECTION WITH THE SOUTH RIGHT OF WAY OF SOUTH 7TH STREET AT A CORNER OF SAID TRACT ONE AND THIS TRACT;
THENCE SOUTH 84 DEGREES 27 MINUTES 02 SECONDS EAST A DISTANCE OF 299.95 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 9.655 ACRES. SURVEYED ON MARCH 26, 2020.

A PLAT OF
IRON HORSE SUBDIVISION
ABILENE, TAYLOR COUNTY, TEXAS



ENGINEER:
ENPROTEC/HIBBS & TODD, INC.
402 CEDAR STREET
ABILENE, TEXAS 79601
(325)698-5560
RPLS FIRM REGISTRATION No: 10011900

PLANNING COMMISSION THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 974A, VERNON'S ANNOTATED CIVIL STATUTES, AND ARTICLE 927B, PENAL CODE OF TEXAS, AS AMENDED.		PLANNING DIRECTOR FILED WITH PLANNING DIRECTOR. CITY OF ABILENE, TEXAS	
DATE	CHAIRMAN	DATE	FILE NUMBER
ATTEST	SECRETARY	PLANNING DIRECTOR	
DATE	PLANNING DIRECTOR	FEES	
DIRECTOR OF PUBLIC WORKS THE DEDICATION FILED, IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ABILENE, TEXAS.		COUNTY CLERK I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON DATE FILE NUMBER COUNTY CLERK COUNTY, TEXAS DEPUTY	
OWNER'S CERTIFICATE AND DEDICATION THE UNDERSIGNED OWNER(S) OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAVE CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS, ALLEYS, UNDER THE NAME OF A PLAT OF IRON HORSE SUBDIVISION ABILENE, TAYLOR COUNTY, TEXAS AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREON THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS: "FIELD NOTES HEREON" OWNER'S CERTIFICATE AND DEDICATION EXECUTED THIS _____ DAY OF _____, 20____ OWNER OWNER OWNER OWNER			
ACKNOWLEDGMENT THE STATE OF TEXAS: COUNTY OF _____ BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME ACT OF THE SAID A CORPORATION, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, A D 20____ NOTARY PUBLIC COUNTY TEXAS			
GENERAL NOTES SHEET 1 OF 1 SHEETS _____ ACRES 9.655 SCALE 1" = 100' SMALLEST LOT _____ SQ FT LARGEST LOT 420,580 SQ FT			
SURVEYOR CERTIFICATE AND PLAT DESCRIPTION CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT SUBMITTED HERewith REPRESENTS A TRUE SURVEY MADE BY THE UNDERSIGNED OR UNDER MY SUPERVISION ON THE GROUND AND THAT PERMANENT MARKERS AND MONUMENTS HAVE BEEN SET AS INDICATED ON THE PLAT AND IN ACCORDANCE WITH THE "SUBDIVISION REGULATIONS" OF THE CITY OF ABILENE PLAT DESCRIPTION: A PLAT OF IRON HORSE SUBDIVISION ABILENE, TAYLOR COUNTY, TEXAS PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT SIGNATURE 04/07/2020 DATE REGISTERED PROFESSIONAL LAND SURVEYOR			